Certificate of Authenticity

I, Holly Ray, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/05/22.

Date

Karen Johnson Davidson County
Batch# 926767 DEEDWARR
10/06/2022 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20221006-0110401

Holly Ray
Affiant Signature

10/05/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 5th day of October, 2022

Notary's Signature

My Commission Expires: 05-21-2025
Date

Notary's Seal (if on paper)

WHITNEY DUBOIS
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-18997-TC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $340,000.00.

Affiant

WHITNEY DUBOIS STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Subscribed and sworn to before me, this the 5th day of October, 2022.

Notary Public
My Commission Expires: 05·21·2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nolan Daniel 1448 Timber Valley Drive Nashville, TN 37214	SAME	108 16 0A 019.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Kimberly A. Thompson, an unmarried woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Nolan Daniel, a single man**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 19, on the plan of Timber Ridge, as the same appears of record in Instrument No. 20040113-0005330, Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Kimberly A. Thompson, by General Warranty Deed from Joseph Danial who acquired title as, Joseph D. Abd El Masieh and Shereen Danial who acquired title as Shereen Rezk, of record in Instrument No. 20160913-0096292, in the Register's Office of Davidson County, Tennessee, dated September 09, 2016 and recorded on September 13, 2016.

This is improved property located at: **1448 Timber Valley Drive, Nashville, TN 37214**.

This conveyance is made subject to 1) Property taxes for the year 2023, and thereafter, a lien not yet due and payable. The 2022 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

202210060110401

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of October, 2022.

GRANTOR:

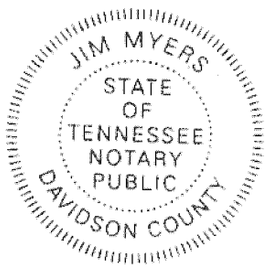
Kimberly A. Thompson

Kimberly A. Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kimberly A. Thompson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 5th day of October, 2022.



Notary Public
My Commission expires: 11-6-2024